

074.0

0007

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
934,300 / 934,300
934,300 / 934,300
934,300 / 934,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DI PERNIA CAROLE A	
Owner 2:	
Owner 3:	

Street 1: 104 COLLEGE AVE
Street 2:Twn/City: ARLINGTON
St/Prov: MA Cntry Own Occ: Y
Postal: 02474 Type:PREVIOUS OWNER
Owner 1: DI PERNIA JOSEPH P-CAROLE A -
Owner 2: -
Street 1: 104 COLLEGE AVE
Twn/City: ARLINGTON
St/Prov: MA Cntry
Postal: 02474NARRATIVE DESCRIPTION
This parcel contains .299 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1962, having primarily Wood Shingle Exterior and 1708 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.OTHER ASSESSMENTS
Code Descrip/No Amount Com. IntPROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	13012.000	367,000		567,300	934,300	
Total Card	0.299	367,000		567,300	934,300	Entered Lot Size
Total Parcel	0.299	367,000		567,300	934,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	547.01	/Parcel: 547.01	Land Unit Type:

User Acct	47158
GIS Ref	
GIS Ref	
Insp Date	11/15/18
16239!	



USER DEFINED

Prior Id # 1:	47158
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	03:33:41
LAST REV Date	Time
11/06/19	10:28:55
danam	
6239	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	367,000	0	13,012.	567,300	934,300		Year end	12/23/2021
2021	101	FV	356,400	0	13,012.	567,300	923,700		Year End Roll	12/10/2020
2020	101	FV	356,400	0	13,012.	567,300	923,700	923,700	Year End Roll	12/18/2019
2019	101	FV	284,400	0	13,012.	575,400	859,800	859,800	Year End Roll	1/3/2019
2018	101	FV	284,400	0	13,012.	429,500	713,900	713,900	Year End Roll	12/20/2017
2017	101	FV	284,400	0	13,012.	389,000	673,400	673,400	Year End Roll	1/3/2017
2016	101	FV	284,400	0	13,012.	372,800	657,200	657,200	Year End	1/4/2016
2015	101	FV	279,800	0	13,012.	316,000	595,800	595,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DI PERNIA JOSEPH		59250-469		6/7/2012	Convenience		1	No	No	
		9916-573		1/1/1901	Family			No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/16/2019	670	New Wind	5,657	C					11/15/2018	Inspected	CC	Chris C
4/4/2013	484	Manual	5,436	C					11/6/2018	MEAS&NOTICE	BS	Barbara S
9/26/2007	859	Re-Roof	5,850						12/9/2008	Meas/Inspect	189	PATRIOT
									11/14/2000	Hearing N/C	189	PATRIOT
									10/12/1999	Meas/Inspect	263	PATRIOT
									7/30/1993		AS	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13012	Sq. Ft.	Site			0	70.	0.62	5									567,253						567,300	

EXTERIOR INFORMATION

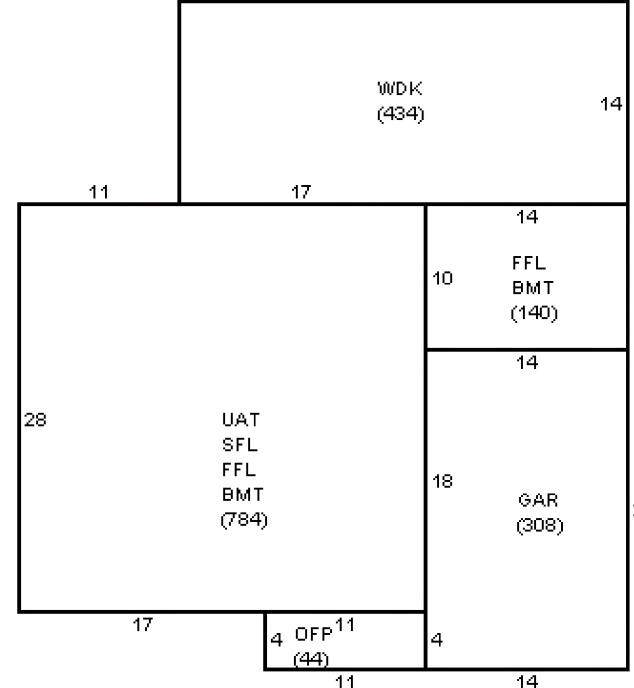
Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	8 - Brick Veneer	10 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1962
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	Yes
Central Vac:	NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	26.4 %

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.26475406
Const Adj.:	1.00091386
Adj \$ / SQ:	164.568
Other Features:	101018
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	498622
Depreciation:	131636
Depreciated Total:	366986

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.03
Special Features:	0	Val/Su Net:	101.55
Final Total:	367000	Val/Su SzAd:	214.87

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 074.0-0007-0005.0

More: N Total Yard Items: [] Total Special Features: [] Total: []



AssessPro Patriot Properties, Inc

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7 BRs: 3 Baths: 1 HB: 1	

REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	7	3	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value
BMT	Basement	924	49.370	45,618
FFL	First Floor	924	164.570	152,061
SFL	Second Floor	784	164.570	129,022
WDK	Deck	434	8.310	3,607
GAR	Garage	308	23.140	7,127
UAT	Upper Attic	196	65.830	12,902
OPF	Open Porch	44	44.040	1,938
	Net Sketched Area:	3,614	Total:	352,275
Size Ad	1708	Gross Area	4202	FinArea
				1708

IMAGE